

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Flagler Junction, LLC

**Case #:** 132-R-03

**Date:** December 23, 2003

**Comments:**

1. No Comments.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Flagler Junction, LLC

**Case #:** 132-R-03

**Date:** December 23, 2003

**Comments:**

1. Please contact Tim Welch for Engineering Comments.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Flagler Junction, LLC

**Case #:** 132-R-03

**Date:** December 23, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC
4. Fire lane required as per 3-5 of the FFPC. Show outside turning radius of 60 ft and 20 ft.
5. Wide fire lane. Dimension fire lane on site plan.

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**Division:** Info. Systems

**Member:** Gary Gray  
954-828-5762

**Project Name:** Flagler Junction, LLC

**Case #:** 132-R-03

**Date:** December 23, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Flagler Junction, LLC

**Case #:** 132-R-03

**Date:** December 23, 2003

**Comments:**

1. Provide the calculations for the required V.U.A. landscape area. Note that for trees to count for requirements they have to be within 10' of the V.U.A.
2. Add rain sensor requirement to irrigation note.
3. All Tree Preservation Ordinance requirements apply. Removal of "specimen trees" requires equivalent replacement by cash value only to the Tree Canopy Trust Fund.
4. The required street trees need to be designated as a min. 14' ht. with an 8' sprd., min. 6' ground clearance. Note that a 16' overall ht. 2 1/2" cal. Oak (as shown on the plant schedule) may not be a Fl. #1. Also, note that 3" cal. trees require a pervious planting area with a min. width of 15'.
5. Indicate all utilities that would affect proposed planting (both underground and above ground) on the Landscape Plan.
6. Label the property lines.
7. Final signoff plans to be sealed by the Landscape Architect.

**Recommendations:**

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**Division:** Planning

**Member:** Jimmy Koeth  
954-828-5276

**Project Name:** Flagler Junction, LLC

**Case #:** 132-R-03

**Date:** December 23, 2003

#### **Comments:**

1. Discuss bus loading area and shelter with the applicant and Engineering Rep. at the meeting. Provide documentation from Broward County that the proposal is acceptable prior to Final DRC approval.
2. Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawings of the site and the surrounding adjacent area.
3. Label all uses on the site plan. Areas along NE 3 Ave. are not labeled. Retail?
4. Discuss parking count with Zoning, Engineering and applicant at the meeting. Provide parking count on plans. I.e.: where all parking is (how many on-street, garages et. al.)
5. Clearly delineate property line on the site plan.
6. Provide detail for privacy wall. Wall to incorporate architectural detailing.
7. Discuss provision for a traffic study with Engineering Rep. and the applicant at the meeting. If required, an outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's cost for these consultant services. The traffic study must be submitted and reviewed by the City prior to the project obtaining Preliminary CC and DRC sign-offs.
8. Discuss elimination or addition of public parking spaces (on-street) with Engineering Rep. and the applicant at the meeting. Contact D. Douglas Gotshall, Parking Systems Manager, 954 828-3793. Final DRC and Pre-CC plans must have Mr. Gotshall's approval signature. Provide on-street parking space dimensions on the site plan.

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9. Discuss vehicular stacking from NE 4 Ave. with Engineering Rep. and the applicant at the meeting. Specifically, stacking from the gates.
10. Provide general text narrative to include but not be limited to: maintenance operations, loading/service systems, addition of on street parking, buildings architectural style, et. al. Provide narrative on author's letterhead.
11. Discuss provision for any additional right-of-way dedications or easements with DRC Engineering Rep. and the applicant at the meeting.
12. Indicate mechanical equipment on the site plan. Provide roof plan indicating mechanical equipment and screening. On roof plan, provide elevations for equipment and screening (i.e. parapet).
13. Provide project's staging plan. Discuss with DRC Engineering Rep. at the meeting.
14. Recommend presenting proposal to any local neighborhood association and neighbors for public input.
15. Provide narrative outlining project's compliance (point by point) with ULDR Sec. 47-13.20, General Design and Density Standards. Narrative shall city each requirement as writing in the ULDR and how project complies with such.
16. Provide narrative outlining project's compliance (point by point) with ULDR Sec. 47-24.2, Adequacy Requirements.
17. Provide elevations on separate sheets for clarity. Submittal is too small (5 elevations/section on single sheet).
18. Label all colors and materials on the elevations. Most are labeled.
19. Provide additional dimensions (setbacks) on sections. I.e.: sidewalk, to the edge of curb.
20. Sheet A11.0, "garage doors" is inaccurate. Check label accuracy on plans.
21. Provide photometrics plan indicating footcandle readings at property lines.
22. Discuss any proposed signage with Zoning Rep. and the applicant at the meeting. Indicate all proposed signage on the plans and provide details.

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23. Discuss any proposed phasing with Zoning, Engineering Reps. and the applicant at the meeting.
24. Provide (dimension) all setbacks on the site plan and all floor plans.
25. Response to all comments shall be within 90 calendar days or project may be subject to additional DRC review.
26. Additional comments may be forthcoming at the meeting or when additional information is provided.



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<b>Division:</b>	Police	<b>Member:</b>	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
<b>Project Name:</b>	Flagler Junction, LLC	<b>Case #:</b>	132-R-03
<b>Date:</b>	December 23, 2003		

**Comments:**

1. All glass windows/doors are to adhere to S.F.B.C. Retail establishments are to have impact resistance glass for doors/windows.
2. Recommend fire/intrusion alarm for all units. Retail establishments should include a robbery alarm system.
3. Will there be pedestrian gates to access residents?
4. Are security gates for garages electronically controlled with a remote system?
5. Recommend exterior light at each garage.
6. Recommend panic alarm system with garage remote controls.
7. Recommend a motion lighting system for all units at wall for security measures.
8. How will police/fire /rescue access premises for emergencies?
9. What will be the depth of the pool?
10. Will there be a pool enclosure?
11. How will delivery trucks access businesses?
12. Recommend C.C.TV. for all retail establishments.
13. Please document response on letterhead.

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Flagler Junction, LLC

**Case #:** 132-R-03

**Date:** December 23, 2003

**Comments:**

1. Provide a narrative outlining how the propose project complies with section 47-13.20.B and 47-25.2. Include information on trash management and retail deliveries.
2. Clearly indicate property lines and setback dimensions on the site plan.
3. Discuss stacking distance and location of privacy wall in the utility easement the Engineering representative.
4. Dimension the building height from grade pursuant to section 47-2.
5. Provide design details of the privacy wall and indicate setback of wall from the property line adjacent to the street.
6. Dimension the drive aisles pursuant to the requirements of section 47-20.11.
7. Dimension all garages on the site and floor plans.
8. Discuss photometric lighting values that exceed ½ footcandle along the adjacent properties pursuant to the requirements of section 47-20.14.
9. Pool barriers are required.
10. Label the use of the 4 bays along N.E. 3<sup>rd</sup> AVE.
11. Additional comments may be discussed at the DRC meeting.